029.0	0002	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,053,900	/	1,053,900
USE VALUE:	1,053,900	/	1,053,900
ASSESSED:	1,053,900	/	1,053,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANCINI PETER P & ZENDA M
Owner 2:	TRUSTEES/MARSHALL REALTY TR
Owner 3:	
Street 1:	4 ESSEX ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,428 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1955, having primarily Brick Exterior and 3196 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5428.000	585,000	2,600	466,300	1,053,900
Total Card	0.125	585,000	2,600	466,300	1,053,900
Total Parcel	0.125	585,000	2,600	466,300	1,053,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.76 | /Parcel: 329.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0002-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	554,200	2600	5,428.	466,300	1,023,100	1,023,100	Year End Roll	12/18/2019
2019	111	FV	471,100	2700	5,428.	495,400	969,200	969,200	Year End Roll	1/3/2019
2018	111	FV	471,100	2700	5,428.	361,400	835,200	835,200	Year End Roll	12/20/2017
2017	111	FV	441,700	2700	5,428.	314,700	759,100	759,100	Year End Roll	1/3/2017
2016	111	FV	441,700	2700	5,428.	268,100	712,500	712,500	Year End	1/4/2016
2015	111	FV	397,400	2800	5,428.	262,300	662,500	662,500	Year End Roll	12/11/2014
2014	111	FV	397,400	2800	5,428.	215,700	615,900	615,900	Year End Roll	12/16/2013
2013	111	FV	397,400	2800	5,428.	205,200	605,400	605,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANCINI PETER/E	1129-106		7/13/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2012	1154	Re-Roof	10,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	345	PATRIOT
2/14/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5428		Sq. Ft.	Site		0	80.	1.07	1									466,274						466,300	

Total AC/HA: 0.12461 | Total SF/SM: 5428 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 466,274 | Spl Credit | Total: 466,300

PRINT

Date	Time
12/10/20	17:49:12

LAST REV

Date	Time
09/06/17	10:00:46

ekelly

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 19884
GIS Ref:
GIS Ref:
Insp Date: 08/19/17

!2404!

PAT ACCT.: 2404

USER DEFINED

Prior Id # 1:	19884
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.97853565
Const Adj.:	1.04989493
Adj $ / SQ:	143.830
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	718634
Depreciation:	133666
Depreciated Total:	584968

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	
Totals			
4	12	4	

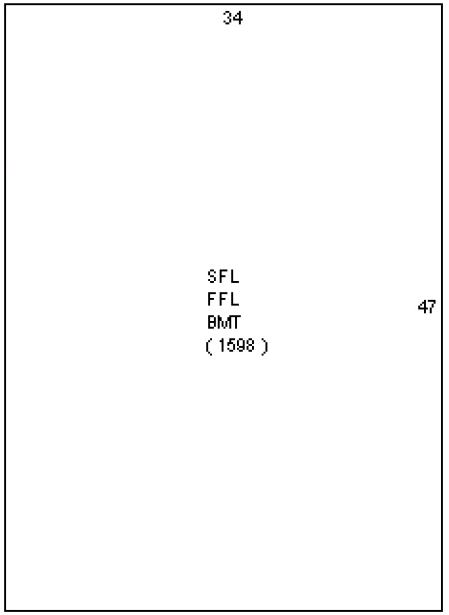
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.83
Special Features:	0	Val/Su Net:	122.03
Final Total:	585000	Val/Su SzAd	183.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,598	43.150	68,952
FFL	First Floor	1,598	143.830	229,841
SFL	Second Floor	1,598	143.830	229,841

	Net Sketched Area:	4,794	Total:	528,634	
Size Ad	3196	Gross Are	4794	FinArea	3196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

029.0-0002-0009.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	1000	A	AV	1975	4.00	T	35.2	111			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600